

## PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Richard Thompson  
DOCKET NO.: 05-00076.001-C-1  
PARCEL NO.: 10-02-16-112-001

The parties of record before the Property Tax Appeal Board are Richard Thompson, the appellant, and the Alexander County Board of Review, by State's Attorney Jeffery Farris.

The subject property consists of an 18,667 square foot commercial building of concrete block, dryvit, and vinyl exterior construction. The original footprint of the structure was built in 1955 with remodeling and additions in 1974, 1977 and 1983. Extensive remodeling of the structure was completed in 2004 including raising the ceiling height and adding an upper-level gallery in the rear portion of the building. The front portion of the structure contains approximately 2,840 square feet that is improved with an adult video and novelty store, restrooms and an adult video viewing room with eighteen private booths. The rear portion of the structure contains 15,827 square feet of building area including an upper level gallery that is used as a nightclub for live adult entertainment. The rear portion of the structure is improved with a bar, entertainment stage, two large storage rooms, and four bathrooms. The improvements were built over a concrete slab foundation with minimal insulation and floor coverings. Features include a metal roof, liquid propane forced air heating and central air conditioning. The subject building is situated on 7.46 acres in McClure, Alexander County, Illinois.

The appellant appeared before the Property Tax Appeal Board arguing the subject's assessment is not reflective of its fair market value. In support of this claim, the appellant submitted an appraisal estimating that the subject property had a fair market value of \$85,000 as of its January 1, 2005, assessment date. The appraiser used only the sales comparison approach to value. The appraiser, Barbara J. Zieba, was present at the hearing to provide testimony and be cross-examined regarding the appraisal methodology and final value conclusion. Zieba is a

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Alexander County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	14,920
IMPR.:	\$	47,386
TOTAL:	\$	62,306

Subject only to the State multiplier as applicable.

state licensed appraiser and a member of the National Association of Independent Fee Appraisers. The board of review's counsel stipulated to Zieba's qualifications to present expert testimony in this instant appeal.

Zieba performed both an interior and exterior inspection of the subject property and the comparables. She also physically measured the exterior of the structure to determine its building size. Zieba also testified she previously appraised comparable 2 and physically measured the property to determine its building size. Zieba testified she researched sales of various properties located throughout Alexander County over the past three years. She found no sales exist in the price range of \$300,000, which is close to the value assigned to the subject property by the county assessor. She also noted there are only a few properties that are assessed as high or higher than the subject property, but these properties were generally not similar to the subject.

Due to a lack of similar sales in Alexander County, Zieba researched neighboring counties in Illinois to find comparable sales. Zieba testified one of the main differences in the comparable properties is their economic conditions due to location. As detailed on page 8 of the appraisal report, Zieba testified Alexander County has the highest unemployment rate in the state of Illinois of over 10%, whereas the location of the comparables she utilized had unemployment rates of approximately 4%. Zieba testified the subject is located in a flood plain, unlike the suggested comparables. Zieba testified when valuing the subject property, she considered that the subject is located in a flood plain and the owner can not purchase flood insurance due to Federal Emergency Management Agency (FEMA) restrictions. The appraisal report indicates growth for commercial property in Alexander County has been non-existent for a number of years, as evidenced by decreasing population and lack of sales within the county. The report notes the county seat of Cairo has an abundance of dilapidated vacant buildings in the downtown area with limited possibilities of future development. The report indicates the City of Cape Girardeau, Missouri lies across the Mississippi River from Alexander County and in close proximity to the subject. Cape Girardeau offers shopping, medical facilities and employment opportunities to Alexander County residents. Some local restaurants and retail stores provide employment to some Alexander County residents, but Cape Girardeau is the main employment source for county residents.

The appraiser next provided testimony in connection with the valuation process. The appraiser analyzed three suggested comparable sales located in Carterville, DeSoto, and Colp, Illinois, which are located within either Jackson or Williamson Counties. Comparables 1 and 2 were also utilized by the board of

review's appraiser. The comparables consist of one-story structures, except comparable 2 which has a partial upper level like the subject. The suggested comparables consist of masonry or frame and masonry commercial structures built from 1946 to 2002 that range in size from 7,200 to 13,486 square feet of building area. Comparables 2 and 3 were renovated or had additions constructed from 1988 to 1994. The structures are situated on sites ranging in size from .5 to 22 acres. Comparable 1 is used as a cocktail lounge; comparable 2 is utilized as a adult entertainment facility, similar to the subject; and comparable 3 is used as a nightclub. Comparable 1 is also improved with an older mobile home, a 13 site campground and a small pond. Comparable 2 has a small upper level like the subject that is improved with a bar and adult entertainment area in addition to a small two bedroom apartment. The comparables sold from January 2000 to May 2005 for prices ranging from \$190,000 to \$355,000 or from \$13.72 to \$49.31 per square foot of building area including land.

The appraiser adjusted the comparables downward for differences when compared to the subject in land area, building size, location and extras. The adjustments resulted in adjusted sale prices ranging from \$80,000 to \$87,500 or from \$5.85 to \$12.32 per square foot of living area including land. Based on these adjusted sales, the appraiser concluded the subject property has an estimated market value of \$85,000 or \$4.55 per square foot of building area including land.

Under cross-examination, the appraiser testified she was not aware of a court order to "stop work" on the construction of the subject property in 2004. However, Zeiba testified the background on how the building was erected had no bearing on her value conclusion. The appraiser testified she valued the property based on its configuration as of the assessment date at issue. The appraiser acknowledged the appellant purchased the subject property in January 2004 for \$70,000. However, she testified only 2,845 square feet of the building was used as an adult book store at that time with the remainder vacant. The appraiser testified she did not prepare the cost approach to value as a correlating approach due to the difficulty in measuring economic obsolescence relating to Alexander County's economic conditions. The appraiser acknowledged the appraisal report does not contain market evidence, such as a paired sales analysis, to support the large location adjustments based on economic conditions.

The appraiser also reiterated the high unemployment rate in Alexander County impacts government services and supply and demand that negatively affect real estate values. The appraiser agreed the only adjustments made to the comparable sales were for

location and economic conditions rather than physical characteristics because the comparables had similar uses. Although the subject building was extensively renovated in 2004, the appraiser opined the building had an effective age of 25 years due to its wear and tear and lack of finished features such as floor coverings, doors and walls.

The owner and taxpayer, Richard Thompson, next provided testimony in connection with the appeal. He testified the original structure had 50 year old, eight foot concrete block walls. During construction, the outside of the walls had Styrofoam insulation and dryvit attached. He testified the outside perimeter footprint of the original building had not changed since its 2004 purchase, but the roof was raised and a metal roof was installed, which allowed for a second level in the rear or nightclub portion of the building. Thompson reiterated the only added square footage was the upper level. Under questioning, Thompson agreed the eight foot concrete block walls were the only part of the old structure remaining before construction. Thompson agreed he had added four inches of new concrete flooring, wood trusses for the new roof and upper level, and exterior dryvit for a cost of over \$300,000. However, the appellant argued the property is only worth \$100,000 because of the inability to sell.

With respect to the floodplain issue, the questioning and testimony revealed a local FEMA administrator issued a stop work order during construction, but Thompson argued the court did not issue the stop work order. Thompson argued FEMA was trying to enforce its rules, but FEMA did not have jurisdiction in the subject's location. Thus, he did not comply with FEMA's stop work order. He acknowledged he later complied with a stop work order issued by the court. Thompson agreed he continued investing capital into the project although the property was located in a floodplain and there were stop work orders issued.

Thompson testified he had an agreement with the county as to the new business at the subject's location, and then the agreement was revoked. Thompson argued when the first stop work order was issued he had already invested over \$200,000 into the project and the truss rafters were onsite and ready to be installed. He argued he was not in a position to stop the project due to the rainy season with no roof which would result in damage to the interior of the building. He argued proper permits were issued to start the project. While the stop work order was in litigation, the Village of McClure became legally incorporated encompassing the subject property. Thus, the FEMA administrator no longer had enforcement jurisdiction over the construction and the owner could not purchase flood insurance.

Thompson testified most of the business for the subject property comes from the college community of Cape Girardeau and a shuttle service runs for the clientele on the weekends after 1:00 a.m. He testified the subject property is only open four nights a week and the business would not be viable in other parts of the county.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$124,920 was disclosed. The subject's assessment reflects an estimated market value of \$374,460 or \$20.06 per square foot of building area including land using Alexander County's 2005 three-year median level of assessments of 33.36%.

In support of the subject's assessment, the Chief County Assessment Officer, Leslie J. Matlock, prepared a summary letter for the Board's consideration. The letter indicates the subject property contains 18,787 square feet of building area based on measurements taken by the Alexander County Highway Engineer, who was not present at the hearing. The letter explains Alexander County has a Flood Plain Ordinance, which regulates development within the county. The subject is located within the Flood Zone, but has been incorporated into the Village of McClure since 2005, releasing the subject from the county's Flood Plain Ordinance. The letter states the subject property had suffered from occasional flooding until 1993. The subject's assessment was also debased in 1998 because a lessee damaged the building and the building remained vacant until 2001. In 2001, the building had some minor repairs and its assessment was increased.

Matlock was called as a witness. Matlock has been the Chief County Assessment Officer since 2001. She testified sales volume and prices have steadily increased in the East Cape Girardeau and McClure areas of Alexander County in relative comparison to Cairo, which have not realized increased property values. Matlock testified the subject is located within six miles of Cap Girardeau, Missouri, which is a positive economic factor.

Under cross examination, Matlock testified that the appellant purchased several residential properties in McClure. She also acknowledged there was a small concrete block commercial store in McClure that sold for \$75,000 in 2006, but the business closed after one year. There was also a small tavern that sold (L & D Patio) for \$85,000. Matlock testified some assessments in the East Cape Girardeau and McClure areas were doubled during the reassessment period due to recent sales activity.

The board of review next called Robert Daun as a witness. Daun prepared an appraisal of the subject property. The appellant stipulated to Daun's qualifications to provide expert valuation

testimony in this appeal. Daun estimated the subject's fair market value to be \$308,000 or \$16.50 per square foot of building area including land as of August 1, 2006, using two of the three traditional approaches to value.

Under the cost approach, Daun first analyzed land sales for nineteen suggested comparables. Comparables 1 and 2 are located in the Alexander communities of East Cape Girardeau and McClure while 17 land sales are located in the Union County communities of Anna, Cobden, Jonesboro, Dongola, and Alto Pass. The properties range in size from 2 to 19.73 acres and sold for prices ranging from \$15,000 to \$47,000 or from \$786 to \$12,500 per acre. The transactions occurred from December 1999 to May 2006. After considering adjustments to the land comparables for differences to the subject in time of sale and location, Daun concluded the subject had a land value of \$26,000 or \$3,485 per acre.

Under the improvement description (no page number), the appraisal indicated the subject's structure contains 14,629 square feet of ground floor area, a 4,224 square foot second level, totaling 18,853 square feet of building area. On this same page the appraisal report indicated the subject building contains 18,830 square feet as detailed on the next page of the report labeled sketch/area table addendum. In calculating the replacement cost new of the subject building, the appraiser utilized Marshal & Swift Cost Service. However, the appraiser valued the subject building as a 1.5 story building containing 14,628 square feet of ground floor area in average to good condition with an effective age of 20 years and a remaining economic life of 40 years. Using this criterion, the appraiser calculated the replacement cost new of the building to be \$51.57 per square foot of ground floor building area or \$754,366. The appraiser next added a lump sum of \$97,527 for the subject's loft area, gravel parking lot and fencing for a final replacement cost new of \$851,893. Physical depreciation of 34% was calculated using the age life method of depreciation in addition to a 20% economic factor in arriving at accrued depreciation of 54% or \$460,023. As a result, Daun calculated the subject building has a depreciated replacement cost new of \$391,870. Adding the estimated land value of \$26,000, the appraiser concluded a final value under the cost approach of \$418,000, rounded.

The appraiser next discussed the sales comparison approach to value. The appraiser identified nine suggested comparable sales that are located in the Williamson County communities of Cartersville and Herrin; the Jackson County communities of Carbondale and Desoto; the Union County communities of Jonesboro, McClure and Wolf Creek; and the Alexander County communities of McClure and Olive Branch. Comparables 1 and 3 were also utilized

by the appellant's appraiser. Photographs reveal the comparables are one-story structures, except comparable 3 which has a partial one-half story upper level like the subject and comparable 7 which has a very small two story section. Their ages, exterior construction types, foundation type or features were not disclosed for comparison to the subject, except for comparable 2 that was reportedly built in 1979. The commercial structures are reported to range in size from 1,309 to 11,808 square feet of building area. Seven structures are situated on sites ranging in size from .5 to 22 acres, but the land sizes for two comparables were not disclosed.

Comparable 1 is used as a bar/banquet hall; comparables 2, 4, 5, 6, 8 and 9 are utilized as bars or nightclubs; comparable 3 is used as an adult entertainment club like the subject; and comparable 7 is a former American Legion Hall. The comparables sold from March 2000 to May 2006 for prices ranging from \$58,000 to \$387,500 or from \$13.12 to \$134.87 per square foot of building area including land. The appraiser next deducted the estimated land value from the comparables resulting in per square foot sale prices ranging from \$12.30 to \$48.16 per square foot of building area excluding land. After considering adjustments to the comparables for differences when compared to the subject in time of sale, location, quality and condition, the appraiser concluded the comparables had adjusted sale prices ranging from \$7.06 to \$50.41 per square foot of living area excluding land.

The appraiser placed more emphasis on comparables 7 and 8, which had adjusted sale prices of \$14.76 and \$18.73 per square foot of building excluding land, due to their location in McClure; the structures have had additions over the years; and are located in a FEMA designated flood plain. These properties contain 3,328 and 6,098 square feet of building. Like the subject, these suggested properties are unable to obtain flood insurance due to their location in a FEMA designated flood plain. Thus, no adjustment was made for the flood plain location factor.

The appraisal also indicates comparable 3, which was also used by the appellant's appraiser, carries a considerable amount of weight due to its similar use, being a large structure which had additions over the years, and its rural location on a state route. The report further recognizes comparable 3 is superior in the Jackson County market when compared to the subject's market location of Alexander County. The appraiser calculated an adjusted sale price for this property of \$13.38 per square foot of building area excluding land using 7,471 square feet of building area. The appraiser testified the size for this comparable was gleaned from county records and he did not inspect nor measure the building dimensions. Based on these adjusted sales, the appraiser concluded the subject property had an

estimated market value of \$15.00 per square foot of building area excluding land or \$282,450 using 18,830 square feet of building area. Adding the estimated land value for the subject as detailed in the cost approach of \$26,110, Daun concluded a final value for the subject property of \$308,000, rounded.

In reconciling the valuation methods, the appraiser placed most weight on the direct sales comparison approach to value. As a result, the appraiser concluded the subject property had a fair market value of \$308,000 of August 1, 2006, 20 months after the subject's January 1, 2005, assessment date.

Under direct-examination regarding the appraisal process, Daun testified he valued the subject on a per square foot basis and there were no similar sized sales available within Alexander County to compare to the subject. Thus, the appraiser searched sales in neighboring counties. He noted that comparable 3 is located in DeSoto, Jackson County, and is most similar to the subject in size and use. Daun testified there were four sales located in Alexander County that had adjusted sale prices ranging from \$14.76 to \$50.41 per square foot of building area excluding land. Daun recognized the comparables located in Alexander County are substantially smaller in building size than the subject, and typically, as the size of real property increases, the dollar per square foot value decreases. Daun acknowledged he valued the subject at \$15.00 per square foot of building area excluding land, which is only \$.24 higher than the lowest adjusted sale price of the comparables located in Alexander County, due to its quality and condition. Comparable 8 is used as a bar and had an adjusted sale price of \$14.76 per square foot of living area and is located in a flood plain like the subject. He did not know if any updating has occurred for this comparable. The appraiser also was aware the subject property was updated with new concrete flooring, wood trusses for the new metal roof and upper level, and exterior dryvit.

With respect to adjustments for location and the flood zone issue, Daun testified he adjusted the comparables located outside Alexander County downward by 50% due to their location, market variances, and the flood plain issue, which included economic considerations.

Under cross-examination, Daun testified he did not inspect comparable 8 in order to determine its condition. He did not know if any updating had occurred on the interior, but he assumed the interior condition was similar to its exterior condition. He did not recall that comparable 8 was an Illinois Department of Transportation (IDOT) relocation sale. For context, the appellant's witness testified that when Illinois Route 146 was expanded, the owner of a carpet and tile flooring center in that

locale had his property purchased by IDOT. Using the IDOT funds from the sale, the owner of the flooring center was relocated to the L & D Lounge (Comparable 8). Thus, this property was subsequently used as a tavern and a flooring store. The appellant's witness argued the transaction was not arm's-length. In response, Daun testified he gathered the information regarding comparable 8 from county records at the courthouse and he reviewed its Real Estate Transfer Declaration. The Property Tax Appeal Board ordered the production of the Real Estate Transfer Declaration for comparable 8. This document revealed comparable 8 was not advertised for sale nor sold using a real estate agent, which does not meet one of the fundamental elements of an arm's-length transaction.

During questioning, Daun testified the most similar property is comparable 3 that is located in DeSoto, Jackson County. However, Daun used a building size of 7,471 square feet based on public county records. Daun testified he was not privy to any information regarding the additional square footage. However, Daun acknowledged he viewed the exterior of the property and concluded it did not appear to contain 7,471 square feet of building area. In response to the testimony, the appellant's witness testified she appraised this property in 2004. She physically inspected and measured the exterior of the structure on three separate occasions and calculated a building size of 13,846 square feet, which results in a per square foot sale price of \$13.72 including land.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board further finds a reduction in the subject's assessment is warranted.

The appellant argued the subject property is overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2d 1256 (2nd Dist. 2000). The Board finds the appellant has overcome this burden.

In support of the overvaluation claim, the appellant submitted an appraisal and testimony from the appraiser estimating the subject property had a fair market value of \$85,000 as of January 1, 2005. The board of review submitted an appraisal and testimony from the appraiser estimating the subject property had a fair market value of \$308,000 as of August 1, 2006. Both appraisers primarily relied on the sales comparison approach to value in determining their final value conclusions. The courts have stated that where there is credible evidence of comparable sales

these sales are to be given significant weight as evidence of market value. In Chrysler Corporation v. Property Tax Appeal Board, 69 Ill.App.3d 207 (1979), the court held that significant relevance should not be placed on the cost approach or income approach especially when there is market data available. In Willow Hill Grain, Inc. v. Property Tax Appeal Board, 187 Ill.App.3d 9 (1989), the court held that of the three primary methods of evaluating property for the purpose of real estate taxes, the preferred method is the sales comparison approach. The Board finds the subject's assessment of \$124,920 reflects an estimated market value of \$374,460 or \$20.06 per square foot of building area including land using Alexander County's 2005 three-year median level of assessments of 33.36%. The Board further finds both appraisal reports support a reduction in the subject's assessed valuation.

After a review of both appraisals and considering the testimony offered by both appraisers, the Property Tax Appeal Board finds neither appraisers' value conclusions are persuasive with respect to the subject's fair cash value as of January 1, 2005.

With respect to the appellant's appraisal, the Board gave less weight to comparable sales 1 and 3 due to their considerably smaller building sizes when compared to the subject. Furthermore, comparable 1, which is also the board of review's appraiser's comparable 1, included personal property in the form of a mobile home and also included a small 13 site campground, unlike the subject. Additionally, this suggested comparable had 22 acres of land dissimilar to the subject's 7.46 acre site. The Property Tax Appeal Board further finds comparable 3 sold in January 2000, five years prior to the subject's January 1, 2005, assessment date. Thus, the Board finds this sale to be dated and less indicative of the subject's fair market value as of the January 1, 2005, assessment date at issue.

With respect to the board of review's appraisal, the board gave little weight to the value conclusion under the cost approach. First, the Board finds the method of valuing the subject as a one and one-half story building to be questionable. The record is clear that only the rear portion of the structure contains a one-half story section or upper level. Furthermore, the Board finds the board of review's appraiser applied a lump sum value of \$97,527 to account for the subject's loft (upper level), parking and fencing. The Property Tax Appeal Board finds it appears the appraiser valued the subject's one-half story or upper level twice within the cost approach. Finally, the Board finds the appraisal report is unclear as to the subject's building size under the cost approach. Under the cost approach, the appraiser disclosed the subject's building size of 18,830 and 18,853 square feet of building area with 14,629 square feet of ground floor area.

Under the sales comparison approach, the Board gave less weight to seven of the nine suggested comparable sales identified by the board of review's appraiser. Notwithstanding the lack of detailed descriptive data of the comparables for comparison to the subject such as age, exterior construction and features, the Property Tax Appeal Board finds seven suggested comparables are considerably smaller in building size when compared to the subject. In addition, two sales occurred in 2000 and 2001. The Board finds these sales are dated and are considered less indicative of the subject's fair market value as of its January 1, 2005, assessment date. Furthermore, the Board finds the documentation and testimony revealed the appraiser's comparable 8 was not an arm's-length transaction. Its Real Estate Transfer Declaration revealed comparable 8 was not advertised for sale nor sold using a real estate agent, which does not meet one of the key fundamental elements of an arm's-length transaction. Finally, the Property Tax Appeal Board finds the effective valuation date for the board of review appraisal was August 1, 2006, 20 months subsequent to the subject's January 1, 2005 assessment date, which detracts from its overall weight.

The Property Tax Appeal Board finds both appraisers used two common comparable sales. However, the Board previously placed diminished weight on one comparable due to its considerably smaller size and dissimilar amenities when compared to the subject. The Board further finds the one remaining common comparable sale (appellant's appraisal comparable 2 and board of review appraisal comparable 3) as well as the board of review comparable 4 to be most representative of the subject in physical characteristics and use. However, the Board finds there is credible testimony and evidence showing the board of review's appraiser used an incorrect building size for the common comparable. The common comparable is used as an adult entertainment facility and has an upper level like the subject. The other most similar comparable is a nightclub. These comparables contain 11,808 and 13,486 square feet of building area and sold in February 2003 and September 2005 for \$190,000 and \$387,500 or \$13.72 and \$32.84 per square foot of building area including land.

Each appraiser adjusted the common comparable for differences when compared to the subject for factors such as but not limited to size, location, condition, and economic conditions. The appellant's appraiser calculated an adjusted per square foot sale price of \$5.85 including land while the board of review appraiser calculated an adjusted per square sale price of \$13.38 excluding land. However, the Board finds, as previously noted, the board of review's appraiser used an incorrect building size for this comparable. The other most similar comparable used by the board

of review's appraiser had a per square foot adjusted sale price of \$7.06 excluding land. The subject's assessment of \$124,920 reflects an estimated market value of \$374,460 or \$20.06 per square foot of building area including land, which is not supported by the most credible adjusted sales contained in both appraisal reports.

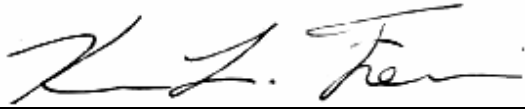
The Property Tax Appeal Board further finds the common comparable used by both appraisers provides direct evidence of value in exchange for a large, older, but rehabilitated, adult entertainment building like the subject. The Board further finds both appraisers agreed as to its comparability to the subject and placed most emphasis on this common comparable sale. The Board finds this common comparable sold for \$190,000 or \$13.72 per square of building area including land. Again the subject's assessment reflects an estimated market value of \$374,460 or \$20.06 per square foot of building area including land, which is not supported by this credible market evidence. After considering logical adjustments to the most similar common comparable sale contained in this record for differences to the subject in size, age, features, location and economics, as outlined by both appraisal experts, the Property Tax Appeal Board finds the subject property has a market value of \$186,770 or \$10.00 per square foot of building area including land as of January 1, 2005.

Based on this analysis, the Property Tax Appeal Board finds subject property's assessment established by the board of review is incorrect and a reduction is warranted. Since fair market value has been established, Alexander County's 2005 three-year median level of assessments of 33.36% shall apply.


This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.